

**Landowner Specific Narrative Summary**  
**Barbara Carol Bosch**

To date, ATXI has been unsuccessful in obtaining an easement from Ms. Barbara Carol Bosch. Ms. Bosch owns one parcel totaling approximately 78 acres along the Sidney to Rising segment of the Project in Champaign County, Illinois. The parcel at issue has been designated internally as A\_ILRP\_RS\_CH\_097\_ROW. As summarized on Exhibit 2.1, as of June 11, 2014, ATXI has contacted, or attempted to contact, Ms. Bosch or her attorney regarding acquiring an easement across her property on approximately 17 occasions, including 7 phone calls, 4 letters, 2 in-person meetings, and 4 emails. Ms. Bosch is represented by Jordon Walker of the Sever Storey law firm.

Prior to ATXI's receipt of Jordan Walker's letter of representation, ATXI engaged in negotiations with Ms. Bosch and presented its initial offer based on an appraisal from November 21, 2013. However, negotiations have effectively stalled since Mr. Walker was hired. In his letter dated December 23, 2013, Mr. Walker has indicated that he does not intend to negotiate further. Mr. Walker's letter contains a statement that "all offers, counteroffers, statements of value, opinions of value, and any other proposals for compensation" expressed by his clients are rescinded and no longer valid. He also requested ATXI proceed to the next step in the negotiation process—condemnation.

Mr. Walker has only permitted ATXI to negotiate with him with respect to one of his client's properties, which he wanted to use as a "test" case, which belongs to Ms. Denise LaCroix (for whose property ATXI was granted eminent domain authority in another eminent domain proceeding, Docket 14-0291). In the LaCroix negotiation, Mr. Walker demanded compensation more than ten times ATXI's initial offer. He did not provide an appraisal or evidence of recent comparable sales to support the counteroffer. Further, while Ms. LaCroix did

not express any concerns about language, Mr. Walker proposed wholesale revisions to the easement documents. Thus, it is ATXI's understanding that Mr. Walker's proposed language changes are not related to a specific concern of Ms. LaCroix's, but rather an attempt to standardize the documents to use for all his clients.

In an effort to reach agreement regarding Ms. LaCroix's property, ATXI provided Mr. Walker with a revised transmission easement and option for easement to reflect language changes requested by Mr. Walker. ATXI proposed a confidential settlement agreement to address additional concerns. ATXI also revised its offer to reflect an increase in land values in the area. Mr. Walker responded to this revised offer in early February 2014 by informing ATXI that, due to a fundamental difference regarding the appropriate amount of compensation for the easement on Ms. LaCroix's property, he was ending negotiations for all of the landowners he represents. Mr. Walker also requested to be contacted by ATXI's attorneys who litigate condemnation proceedings in circuit court. ATXI accommodated this request, but no meaningful progress has been made as a result of that contact with respect to Ms. LaCroix's property or any of Mr. Walker's unsigned properties including Ms. Bosch's.

Given the stalled negotiations concerning all properties represented by Mr. Walker, the parties are unlikely to reach agreement, and therefore eminent domain authority is necessary for Ms. Bosch.

### Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 11/21/2013 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter:
  - a. Ask if the landowner read 14 days letter ☒
  - b. Does landowner have any questions regarding letter: ☒

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7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner:
  - a. Provide Fact Sheet about the project ☒
  - b. Provide landowner copies of:
    - i. Small scale map of the project
    - ii. Sketch and description of type of facilities/structures
    - iii. Approximate location of facilities
    - iv. Option for Easement including exhibit showing length and width of the easement area
    - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Patty Ward ☐

## Champaign County, IL

PT SE 1/4 of Section 16, Township 18 N, Range 9 E, 3rd Prime Meridian, Champaign County, Illinois

Tax ID: 192716400004



**Ameren - Illinois Rivers**



Contract Land Staff, LLC  
2245 Texas Drive, Suite 200  
Sugar Land, TX 77479

*For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.*

Route Adjacent Tracts  
Tracts Section Boundary

0 137.5 275 550 825 Feet

**BOSCH BARBARA CAROL**

Tract No.:ILRP\_RS\_CH\_097

Date: 4/29/2014

EXHIBIT "A"

A 6.994 ACRE TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 9 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEEDS TO BARBARA CAROL BOSCH, RECORDED IN DOCUMENT NUMBERS 97R18175, 97R18176, AND 97R18177 OF THE DEED RECORDS OF CHAMPAIGN COUNTY, ILLINOIS (D.R.C.C.I.) AND BEING FURTHER DESCRIBED IN LAST WILL AND TESTAMENT TO BARBARA CAROL BOSCH, RECORDED IN CAUSE NO. 72-P-24 OF THE COURT RECORDS OF CHAMPAIGN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 16, SAME BEING THE NORTHEAST CORNER OF SAID BOSCH TRACT, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1220567.19, E:1027056.86;

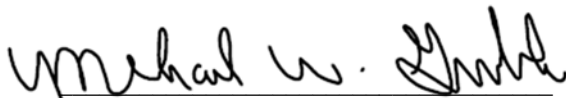
**THENCE** SOUTH 00 DEGREES 26 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 150.00 FEET;

**THENCE** SOUTH 89 DEGREES 15 MINUTES 41 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 2,012.83 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID BOSCH TRACT AND A TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO DAVID E. MCMURRAY, TRUSTEE OF THE STEVEN C. MCMURRAY SPECIAL NEEDS TRUST, RECORDED IN DOCUMENT NO. 2011R06512, D.R.C.C.I. AND BEING FURTHER DESCRIBED AS TRACT 1 IN DEED TO DAVID E. MCMURRAY AND DEANNA L. MCMURRAY, TRUSTEES OF THE MCMURRAY FAMILY TRUST, RECORDED IN DOCUMENT NO. 2011R06511, D.R.C.C.I.;

**THENCE** NORTH 14 DEGREES 04 MINUTES 31 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 154.16 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID SOUTHEAST 1/4 AT THE NORTH COMMON CORNER OF SAID BOSCH TRACT AND SAID TRACT 1, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 16 BEARS NORTH 13 DEGREES 23 MINUTES 06 SECONDS WEST, A DISTANCE OF 2,718.47 FEET;

**THENCE** NORTH 89 DEGREES 15 MINUTES 41 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2,049.19 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 304,652 SQUARE FEET OR 6.994 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

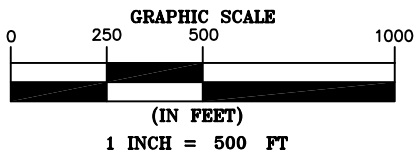


MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 035-002683  
STATE OF ILLINOIS PROFESSIONAL  
DESIGN FIRM LICENSE NO. 184.006475

DATE: 03/03/2014





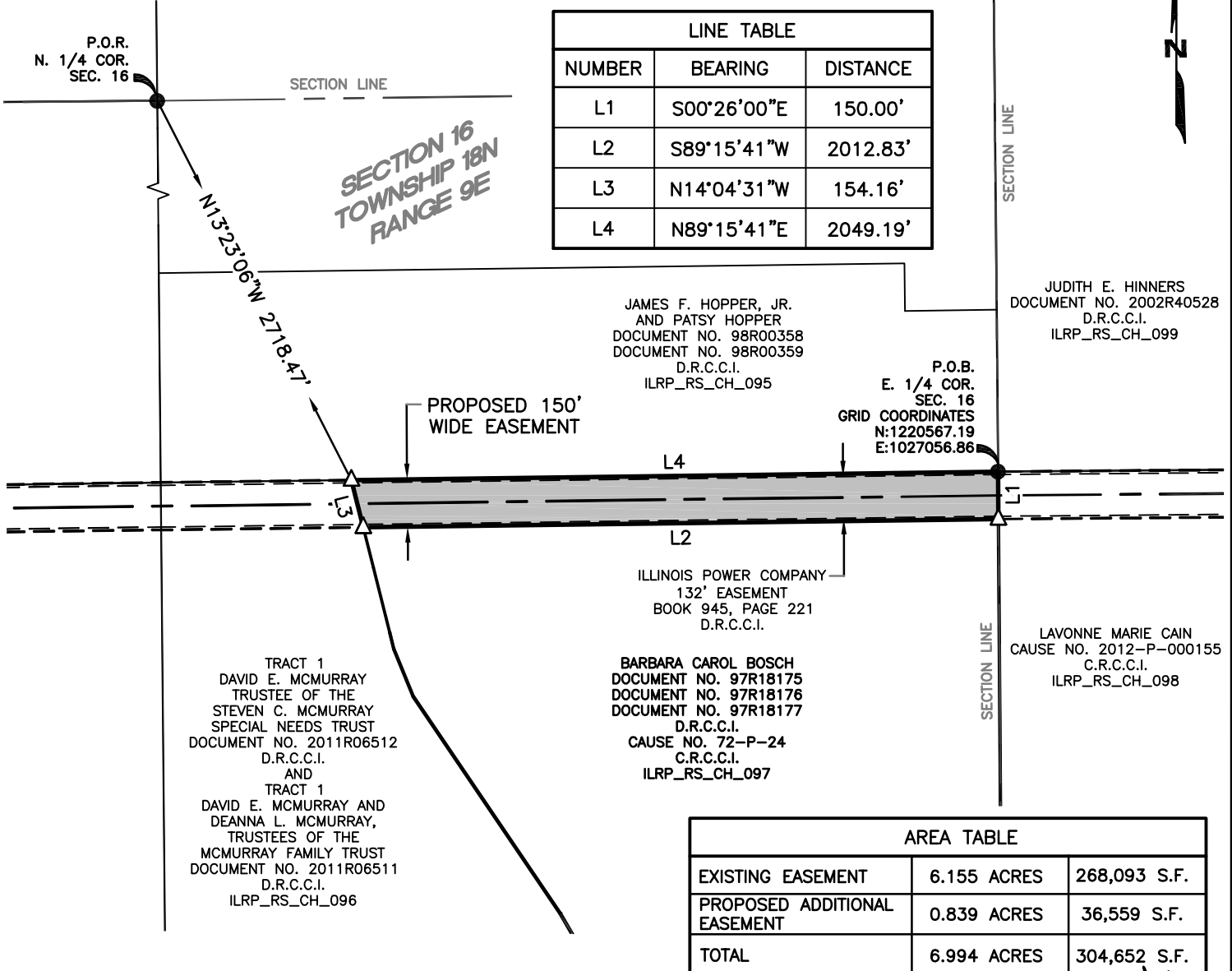


# EXHIBIT "A"

ATXI Exhibit 2.3

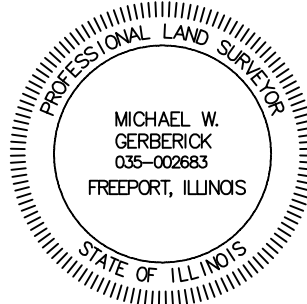
Part G

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## LEGEND

- D.R.C.I. DEED RECORDS  
CHAMPAIGN COUNTY, ILLINOIS
- C.R.C.C.I. COURT RECORDS  
CHAMPAIGN COUNTY, ILLINOIS
- P.O.B. POINT OF BEGINNING  
P.O.R. POINT OF REFERENCE  
● 1/2" IRON ROD FOUND  
△ CALCULATED POINT
- SECTION LINE  
--- SUBJECT PROPERTY LINE  
--- PROPERTY LINE  
--- PROPOSED EASEMENT CENTERLINE  
--- PROPOSED EASEMENT  
--- EXISTING EASEMENT



*Michael W. Gerberick*

MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
NO. 035-002683 - STATE OF ILLINOIS  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184.006475 - STATE OF ILLINOIS

## NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

**SHEET 02 OF 02**

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 03/03/2014
SCALE: 1"=500'
TRACT ID: ILRP_RS_CH_097
DRAWN BY: NS



**150' TRANSMISSION  
LINE EASEMENT**  
SIDNEY TO RISING  
SECTION 16, TOWNSHIP 18 NORTH, RANGE 9 EAST  
OF THE 3RD PRINCIPAL MERIDIAN  
CHAMPAIGN COUNTY, ILLINOIS